

Item #402  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 to permit a side yard setback of 5 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Addition Space required to accommodate new 2 car garage, first floor family room and enlarged kitchen. Existing pool at rear of property prohibits addition to rear. Garage addition requires minimum 33 foot circulation along with 24 foot deep garage. Existing walkway adjacent to house is 5 foot. Existing setback is 62 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
City and State  
Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of June, 1986, at 9:45 o'clock.

(over)

IN RE: PETITION FOR ZONING VARIANCE  
S/S Huntmeadow Court, 340' E  
of Hunting Tweed Drive  
(5 Huntmeadow Court)  
4th Election District  
Jeffrey Zuckerberg, et ux  
Petitioner  
BEFORE THE  
DEPT. OF ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-527-A

The Petitioner herein requests a variance to permit a side yard setback of 5 feet in lieu of the required 50 feet to accommodate a new 2-car garage, first floor family room, and enlarged kitchen.

At the onset of the hearing a request was made to amend the petition to request a variance to the side yard setback of 25 feet in lieu of the required 50 feet. The request was granted.

Testimony by the architect on behalf of the Petitioners indicated that the original dwelling had a small kitchen and family room and no garage. With a larger family and a commercial truck, the Petitioners now need larger living quarters and a garage. The proposed location for building the addition is the most feasible location because of the existing internal layout, the pool and the septic area. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of June, 1986, the herein request for a variance to

permit a side yard setback of 25 feet in lieu of the required 50 feet, is GRANTED, from and after the date of this Order, subject to the following restriction:

- 1) The addition shall not encroach on the required 50-foot side yard setback by more than 10 feet past the rear wall of the existing dwelling.

Jean M. H. Jung  
Deputy Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JADLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 30, 1986

Mr. & Mrs. Jeffrey Zuckerberg  
5 Huntmeadow Court  
Owings Mills, Maryland 21117

RE: Petition for Variance  
S/S Huntmeadow Court, 340' E  
of Hunting Tweed Drive  
4th Election District  
Case No. 86-527-A

Dear Mr. & Mrs. Zuckerberg:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung  
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE  
4th Election District  
Case No. 86-527-A

LOCATION: South Side of Huntmeadow Court, 340 feet East of Hunting Tweed Drive (5 Huntmeadow Court)

DATE AND TIME: Wednesday, June 25, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 5 feet in lieu of the required 50 feet

Being the property of Jeffrey Zuckerberg, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JADLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE  
S/S of Huntmeadow Ct.  
340' E of Hunting Tweed  
Dr. (5 Huntmeadow Ct.)  
4th District  
JEFFREY ZUCKERBERG, et ux,  
Petitioners  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-527-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 10th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Jeffrey Zuckerberg, 5 Huntmeadow Ct., Owings Mills, MD 21117, Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 17, 1986

Mr. Jeffrey Zuckenberg  
Mrs. Susan Zuckenberg  
5 Huntmeadow Court  
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE  
S/S Huntmeadow Ct., 340' E of Hunting Tweed  
Dr. (5 Huntmeadow Ct.)  
4th Election District  
Jeffrey Zuckenberg, et ux - Petitioners  
Case No. 86-527-A

Dear Mr. and Mrs. Zuckenberg:

This is to advise you that \$53.24 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing or the order is issued.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 6/23/86 ACCOUNT 86-527-A  
SIGN & POST RETURNED AMOUNT \$ 53.24  
Jeffrey B. Zuckenberg, 5 Huntmeadow Ct.,  
Owings Mills, Maryland 21117  
FOR Advertising & Posting re Case #86-527-A  
VALIDATION OR SIGNATURE OF CASHIER

### CERTIFICATE OF PUBLICATION

TOWSON, MD., June 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 5, 1986.

THE JEFFERSONIAN,

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE

Case No. 86-527-A  
LOCATION: South Side of Huntmeadow Court, 340' East of Hunting Tweed Drive (5 Huntmeadow Ct.)  
DATE AND TIME: Wednesday, June 25, 1986, at 9:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance in person at a public hearing of 5 feet in less of the required 50 feet.  
Being the property of Jeffrey Zuckenberg, et ux, as shown on plan filed with the Zoning Office.  
In the event that this Petitioner is granted a zoning variance, the variance will be valid for a period of 30 days from the date of the hearing. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be made in writing to the date of the hearing or before or made at the hearing.  
By Order of:  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
5/20/86 June 5,

### MUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., June 5, 1986

CERTIFY that the annexed ... Reg. #185701 ... P.O. #77043 ... day of June 5, 1986, in the ... day of June 5, 1986, in the ...

all County Times, a daily newspaper published in Westminster, Carroll County, Maryland.  
allstown News, a weekly newspaper published in Baltimore County, Maryland.  
munity Times, a weekly newspaper published in Baltimore County, Maryland.  
MUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *James E. Dyer*

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 4.36 Date of Posting June 4, 1986

Posted for: Variance

Petitioner: Jeffrey Zuckenberg, et ux

Location of property: S/S of Huntmeadow Ct., 340' E of Hunting Tweed Dr.

Location of Sign: In front of S/S Huntmeadow Ct.

Remarks:

Posted by: S. J. Jung Date of return: June 6, 1986

Number of Signs: 1

Mr. Jeffrey Zuckenberg  
Mrs. Susan Zuckenberg  
5 Huntmeadow Court  
Owings Mills, Maryland 21117

### NOTICE OF HEARING

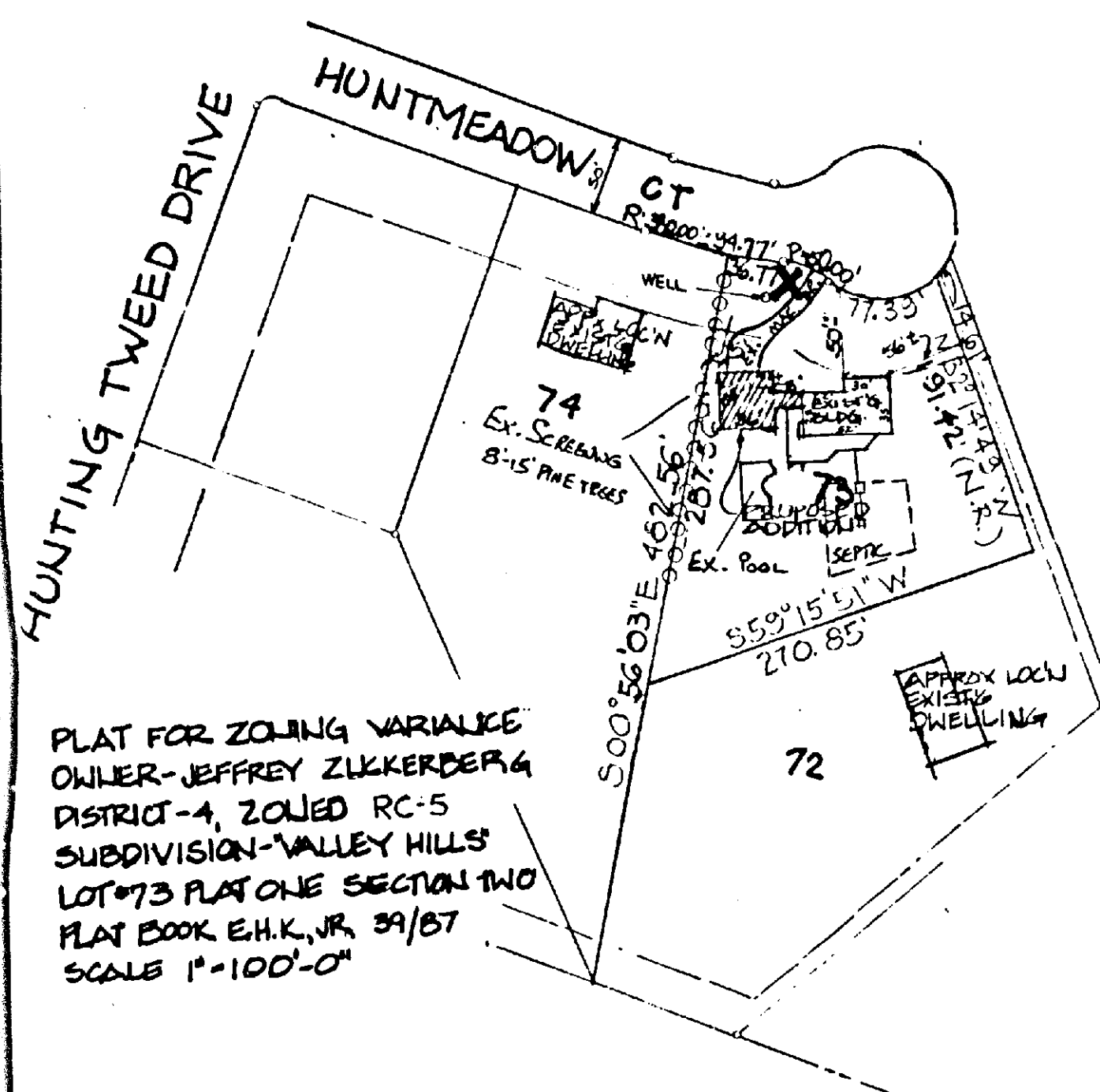
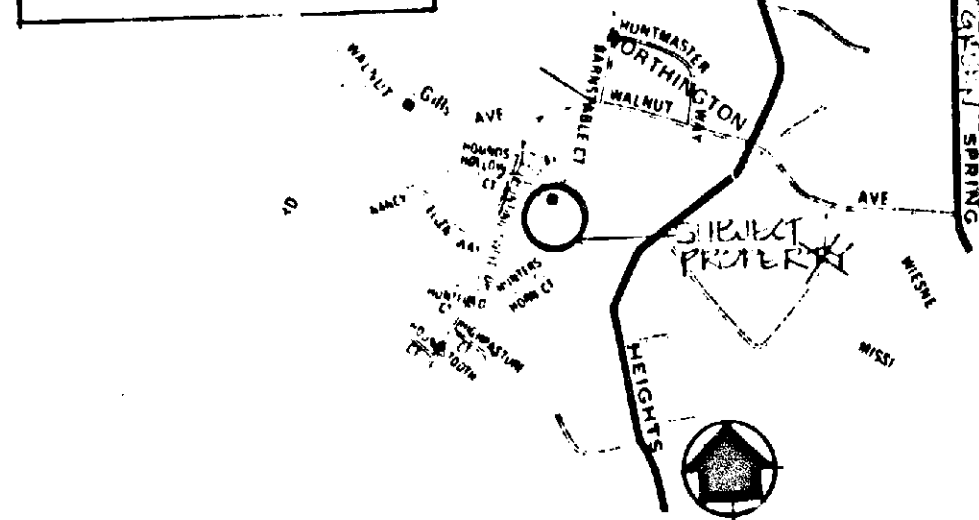
RE: PETITION FOR ZONING VARIANCE  
S/S Huntmeadow Ct., 340' E of Hunting Tweed Dr. (5 Huntmeadow Ct.)  
4th Election District  
Jeffrey Zuckenberg, et ux - Petitioners  
Case No. 86-527-A

TIME: 9:45 a.m.

DATE: Wednesday, June 25, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

### VICINITY PLAN



PETITIONER'S  
EXHIBIT 1

#402  
86-527-A

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner Date: June 16, 1986

FROM: Director, Office of Planning & Zoning

#### SUBJECT: Zoning Variance Petition Nos.

86-517-A Robert D. Howard, et ux  
86-518-A John M. Williams, et ux  
86-522-A Herman G. Ainschuetz, et ux  
86-523-A Lupton Construction & Building Co., Inc.  
86-525-Spl B. J. Kirkwood & Co., Inc.  
✓ 86-527-A Jeffrey Zuckenberg, et ux

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber*  
Norman E. Gerber, AICP

NEG:JGH:bjs

CPS-008

### FLEET BUILDING SUPPLY CO., INC.

5 Huntmeadow Court  
Owings Mills, Maryland 21117  
(301) 358-6661

June 24, 1986

To Whom It May Concern,

This is to inform you, that I am a neighbor of the Zuckerbgs who reside at 5 Huntmeadow Court in Owings Mills. Their house, is in direct view of my home and property. We have been made aware of their desire to add an addition to their home. We are also aware that they feel the need to ask for a variance to come within 5 feet of their property line. We, his direct neighbors, have no objections to his request, and in no way oppose this application.

Very truly yours,  
*Arnold Jablon*  
4 Huntmeadow Court Owings Mills MD.

86-527-A

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of May, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner Jeffrey Zuckenberg  
Petitioner's Attorney

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

PETITIONER'S  
EXHIBIT 2a



FLEET BUILDING SUPPLY CO., INC.  
5 Huntmeadow Court  
Owings Mills, Maryland 21117  
(301) 356-6661

June 24, 1986

To Whom It May Concern,

This is to inform you, that I am a neighbor of the Zuckerbergs who reside at 5 Huntmeadow Court in Owings Mills. Their house, is in direct view of my home and property. We have been made aware of their desire to add an addition to their home. We are also aware that they feel the need to ask for a variance to come within 5 feet of their property line. We, his direct neighbors, have no objections to his request, and in no way oppose this application.

Very truly yours,

6 Huntmeadow Court Owings Mills MD.

Richard A. Davidson  
Richard Davidson 6 HUNTMEADOW CT.

PETITIONER'S  
EXHIBIT 21

FLEET BUILDING SUPPLY CO., INC.  
5 Huntmeadow Court  
Owings Mills, Maryland 21117  
(301) 356-6661

June 24, 1986

To Whom It May Concern,

This is to inform you, that I am a neighbor of the Zuckerbergs who reside at 5 Huntmeadow Court in Owings Mills. Their house, is in direct view of my home and property. We have been made aware of their desire to add an addition to their home. We are also aware that they feel the need to ask for a variance to come within 5 feet of their property line. We, his direct neighbors, have no objections to his request, and in no way oppose this application.

Very truly yours,

3 Huntmeadow Court Owings Mills MD

PETITIONER'S  
EXHIBIT 22

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. & Mrs. Jeffrey Zuckerberg  
5 Huntmeadow Court  
Owings Mills, Maryland 21117

Chairman

MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
County Administration  
Industrial  
Development

RE: Item No. 402 - Case No. 86-527-A  
Petitioner - Jeffrey Zuckerberg, et ux  
Variance Petition

Dear Mr. & Mrs. Zuckerberg:

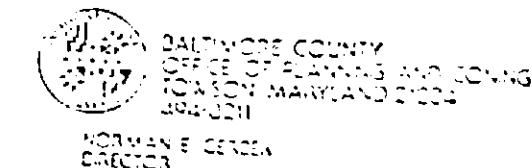
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James F. Dwyer, Jr.  
JAMES F. DWYER  
Chairman  
Zoning Plans Advisory Committee

JFD:hsc  
Enclosures



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

JUNE 2, 1986

RE: Zoning Advisory Meeting of May 13, 1986  
Item # 402  
Petitioner: JEFFREY ZUCKERBERG, et ux

S/S HUNT MEADOW COURT, 340' E.  
HUNTING TWEED DRIVE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-23 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The coefficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and its conditions change traffic capacity may be more limited. The Traffic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

CC: James Russell

Eugene A. Borer  
Chair, Current Planning and Development



PAUL H. REINCKE  
CHIEF

May 20, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Jeffrey Zuckerberg, et ux

Location: S/S Hunt Meadow Ct., 340' E. Hunting Tweed Dr.

Item No.: 402 Zoning Agenda: Meeting 5/13/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- ( ) 2. A second means of vehicle access is required for the site.

- ( ) 3. The vehicle dead end condition shown at [blank]

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

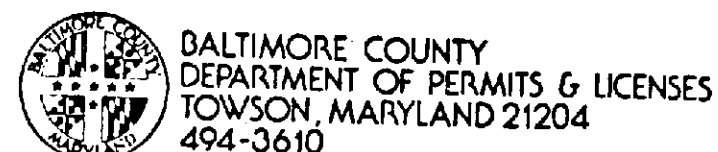
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

May 19, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #402 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jeffrey Zuckerberg, et ux  
Location: S/S Hunt Meadow Court, 340 feet E. Hunting Tweed Drive  
District: [blank]

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Codes and Standards.

- (B) A building and other miscellaneous permits shall be required before the start of any construction.

- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

- (E) All Use Groups except B-1 (Single Family Detached Dwellings) require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

- G. The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.

- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use [blank] to Use [blank] or to Mixed Use. See Section 312 of the Building Code.

- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 123 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]  
By: C. E. Burman, Chief  
Building Plans Review

L/22/86

Item #402  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 to permit a side yard setback of 5 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Addition Space required to accommodate new 2 car garage, first floor family room and enlarged kitchen. Existing pool at rear of property prohibits addition to rear. Garage addition requires minimum 33 foot circulation along with 24 foot deep garage. Existing walkway adjacent to house is 5 foot. Existing setback is 62 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
City and State  
Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of June, 1986, at 9:45 o'clock.

(over)

IN RE: PETITION FOR ZONING VARIANCE  
S/S Huntmeadow Court, 340' E  
of Hunting Tweed Drive  
(5 Huntmeadow Court)  
4th Election District  
Jeffrey Zuckerberg, et ux  
Petitioner  
BEFORE THE  
DEPT. OF ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-527-A

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After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of June, 1986, the herein request for a variance to

permit a side yard setback of 25 feet in lieu of the required 50 feet, is GRANTED, from and after the date of this Order, subject to the following restriction:

- 1) The addition shall not encroach on the required 50-foot side yard setback by more than 10 feet past the rear wall of the existing dwelling.

*Jan M. H. Jung*  
Deputy Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JADLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 30, 1986

Mr. & Mrs. Jeffrey Zuckerberg  
5 Huntmeadow Court  
Owings Mills, Maryland 21117

RE: Petition for Variance  
S/S Huntmeadow Court, 340' E  
of Hunting Tweed Drive  
4th Election District  
Case No. 86-527-A

Dear Mr. & Mrs. Zuckerberg:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jan M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE  
4th Election District  
Case No. 86-527-A

LOCATION: South Side of Huntmeadow Court, 340 feet East of Hunting Tweed Drive (5 Huntmeadow Court)  
DATE AND TIME: Wednesday, June 25, 1986, at 9:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Petition for Zoning Variance to permit a side yard setback of 5 feet in lieu of the required 50 feet

Being the property of Jeffrey Zuckerberg, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JADLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE  
S/S of Huntmeadow Ct.  
340' E of Hunting Tweed  
Dr. (5 Huntmeadow Ct.)  
4th District  
JEFFREY ZUCKERBERG, et ux,  
Petitioners  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-527-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 10th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Jeffrey Zuckerberg, 5 Huntmeadow Ct., Owings Mills, MD 21117, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

ZONING DESCRIPTION

Beginning on the south side of Hunt Meadow Court  
at a distance of 340 feet east  
of center line of Hunting Tweed Drive. Being Lot No. 73,  
Plat one, Section two in the subdivision of "Valley Hills".  
Book No. E. H. K., Jr. 39 Folio 87. Also known as  
5 Huntmeadow Court.

402





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 17, 1986

Mr. Jeffrey Zuckenberg  
Mrs. Susan Zuckenberg  
5 Huntmeadow Court  
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE  
S/S Huntmeadow Ct., 340' E of Hunting Tweed  
Dr. (5 Huntmeadow Ct.)  
4th Election District  
Jeffrey Zuckenberg, et ux - Petitioners  
Case No. 86-527-A

Dear Mr. and Mrs. Zuckenberg:

This is to advise you that \$53.24 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing or the order is issued.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 02111  
DATE 6/23/86  
SIGN & POST RETURNED  
AMOUNT \$ 53.24  
Jeffrey B. Zuckenberg, 5 Huntmeadow Ct.,  
Owings Mills, Maryland 21117  
FOR Advertising & Posting re Case #86-527-A  
VALIDATION OR SIGNATURE OF CASHIER

### CERTIFICATE OF PUBLICATION

TOWSON, MD., June 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 5, 1986.

THE JEFFERSONIAN,

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE

Case No. 86-527-A  
LOCATION: South Side of Huntmeadow Court, 340' East of Hunting Tweed Drive, Owings Mills, Maryland 21117.  
DATE AND TIME: Wednesday, June 25, 1986, at 9:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance in person at a public hearing of 5 feet in less of the required 50 feet.  
Being the property of Jeffrey Zuckenberg, et ux, as shown on plan filed with the Zoning Office.  
In the event that this Petitioner(s) is granted a zoning variance, the variance will be issued within the 30 day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be made in writing to the date of the hearing set above or made at the hearing.  
By Order of:  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
5/20/86 June 5.

### MUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., June 5, 1986.  
CERTIFY that the annexed ... Reg. #185701 ... P.O. #77043 ... day of June 5, 1986, was published in the ... day of June 5, 1986, in the ...

all County Times, a daily newspaper published in Westminster, Carroll County, Maryland.  
allstown News, a weekly newspaper published in Baltimore County, Maryland.  
munity Times, a weekly newspaper published in Baltimore County, Maryland.  
MUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *James E. Dyer*

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th  
Posted for: Variance  
Petitioner: Jeffrey Zuckenberg, et ux  
Location of property: S/S of Huntmeadow Ct., 340' E of Hunting Tweed Dr.  
Location of Sign: In front of S/S Huntmeadow Ct.  
Remarks:  
Posted by: S. J. Jung  
Number of Signs: 1  
Date of Posting: June 4, 1986  
Date of return: June 6, 1986

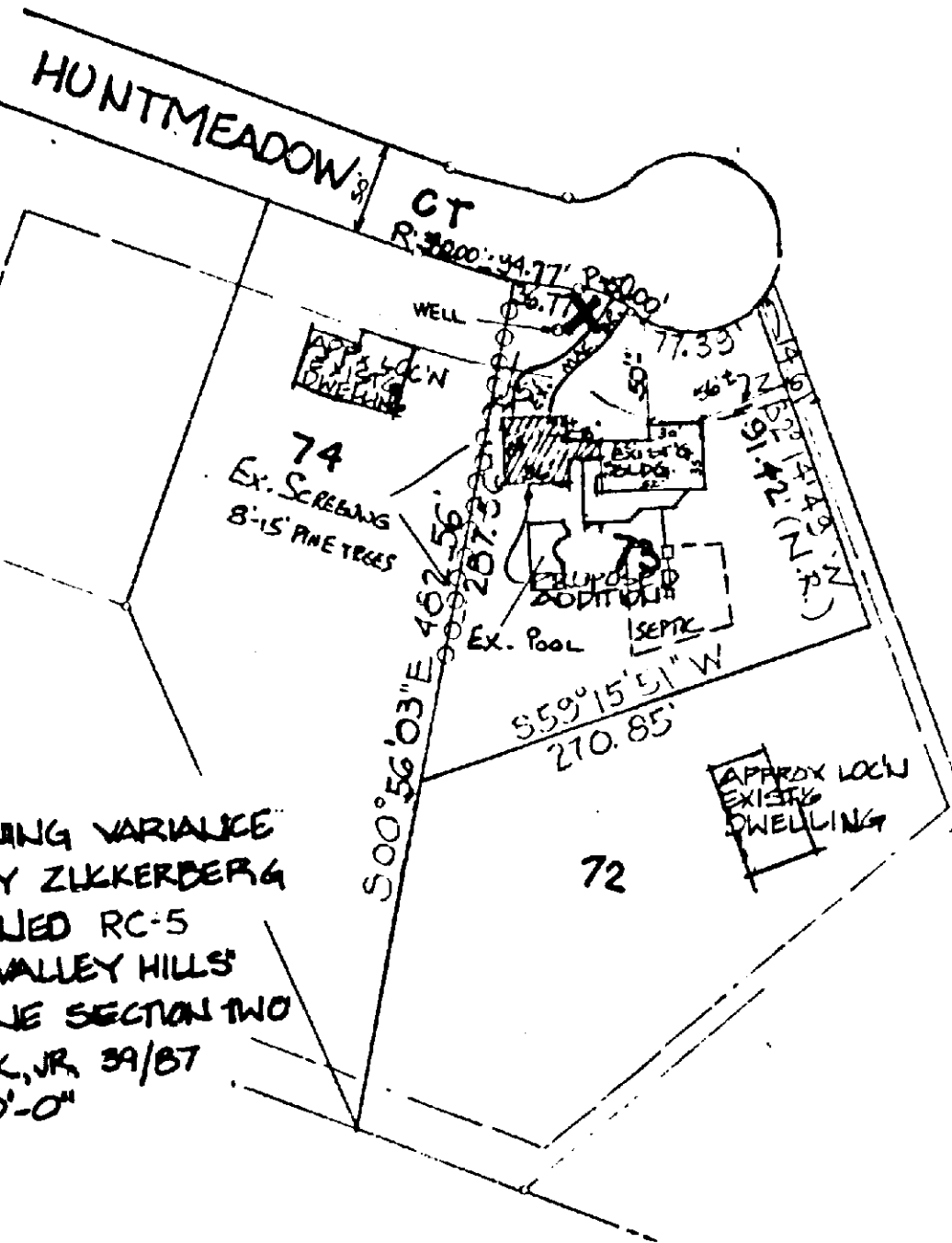
Mr. Jeffrey Zuckenberg  
Mrs. Susan Zuckenberg  
5 Huntmeadow Court  
Owings Mills, Maryland 21117

### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
S/S Huntmeadow Ct., 340' E of Hunting Tweed Dr. (5 Huntmeadow Ct.)  
4th Election District  
Jeffrey Zuckenberg, et ux - Petitioners  
Case No. 86-527-A

TIME: 9:45 a.m.  
DATE: Wednesday, June 25, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

### VICINITY PLAN



PLAT FOR ZONING VARIANCE  
OWNER-JEFFREY ZUCKENBERG  
DISTRICT-4, ZONED RC-5  
SUBDIVISION-VALLEY HILLS  
LOT#73 PLATONE SECTION TWO  
PLAT BOOK E.H.K., JR. 39/87  
SCALE 1"=100'-0"

PETITIONER'S  
EXHIBIT 1

#402  
86-527-A

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Date: June 16, 1986

Norman E. Gerber, AICP  
FROM: Director, Office of Planning & Zoning

#### SUBJECT: Zoning Variance Petition Nos.

86-517-A Robert D. Howard, et ux  
86-518-A John M. Williams, et ux  
86-522-A Herman G. Ainschuetz, et ux  
86-523-A Lupton Construction & Building Co., Inc.  
86-525-Spl B. J. Kirkwood & Co., Inc.  
✓ 86-527-A Jeffrey Zuckenberg, et ux

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber*  
Norman E. Gerber, AICP

NEG:JGH:bjs

CPS-008

### FLEET BUILDING SUPPLY CO., INC.

5 Huntmeadow Court  
Owings Mills, Maryland 21117  
(301) 358-6661

June 24, 1986

To Whom It May Concern,

This is to inform you, that I am a neighbor of the Zuckerbgs who reside at 5 Huntmeadow Court in Owings Mills. Their house, is in direct view of my home and property. We have been made aware of their desire to add an addition to their home. We are also aware that they feel the need to ask for a variance to come within 5 feet of their property line. We, his direct neighbors, have no objections to his request, and in no way oppose this application.

Very truly yours,  
*Arnold Jablon*  
4 Huntmeadow Court Owings Mills MD.

86-527-A

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of May, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Jeffrey Zuckenberg  
Petitioner's Attorney

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

PETITIONER'S  
EXHIBIT 2a

FLEET BUILDING SUPPLY CO., INC.  
5 Huntmeadow Court  
Owings Mills, Maryland 21117  
(301) 356-6661

June 24, 1986

To Whom It May Concern,

This is to inform you, that I am a neighbor of the Zuckerbergs who reside at 5 Huntmeadow Court in Owings Mills. Their house, is in direct view of my home and property. We have been made aware of their desire to add an addition to their home. We are also aware that they feel the need to ask for a variance to come within 5 feet of their property line. We, his direct neighbors, have no objections to his request, and in no way oppose this application.

Very truly yours,

6 Huntmeadow Court Owings Mills MD.

Richard A. Davidson  
Richard Davidson 6 HUNTMEADOW CT.

PETITIONER'S  
EXHIBIT 21

FLEET BUILDING SUPPLY CO., INC.  
5 Huntmeadow Court  
Owings Mills, Maryland 21117  
(301) 356-6661

June 24, 1986

To Whom It May Concern,

This is to inform you, that I am a neighbor of the Zuckerbergs who reside at 5 Huntmeadow Court in Owings Mills. Their house, is in direct view of my home and property. We have been made aware of their desire to add an addition to their home. We are also aware that they feel the need to ask for a variance to come within 5 feet of their property line. We, his direct neighbors, have no objections to his request, and in no way oppose this application.

Very truly yours,

3 Huntmeadow Court Owings Mills MD

PETITIONER'S  
EXHIBIT 22

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. & Mrs. Jeffrey Zuckerberg  
5 Huntmeadow Court  
Owings Mills, Maryland 21117

Chairman

MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
County Administration  
Industrial  
Development

RE: Item No. 402 - Case No. 86-527-A  
Petitioner - Jeffrey Zuckerberg, et ux  
Variance Petition

Dear Mr. & Mrs. Zuckerberg:

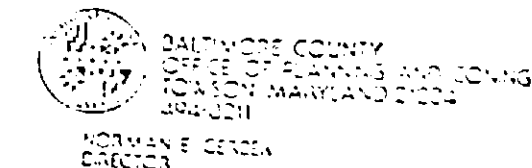
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James F. Dwyer, Jr.  
JAMES F. DWYER  
Chairman  
Zoning Plans Advisory Committee

JFD:hsc  
Enclosures



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

JUNE 2, 1986

RE: Zoning Advisory Meeting of May 13, 1986  
Item # 402  
Petitioner: JEFFREY ZUCKERBERG, et ux  
S/S HUNT MEADOW COURT, 340' E.  
HUNTING TWEED DRIVE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-23 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The coefficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and its conditions change traffic capacity may be more limited. The Traffic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

CC: James Roswell

Eugene A. Borer  
Chair, Current Planning and Development



PAUL H. REINCKE  
CHIEF

May 20, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Jeffrey Zuckerberg, et ux

Location: S/S Hunt Meadow Ct., 340' E. Hunting Tweed Dr.

Item No.: 402 Zoning Agenda: Meeting 5/13/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- ☒ 2. A second means of vehicle access is required for the site.

- ☒ 3. The vehicle dead end condition shown at [blank]

EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

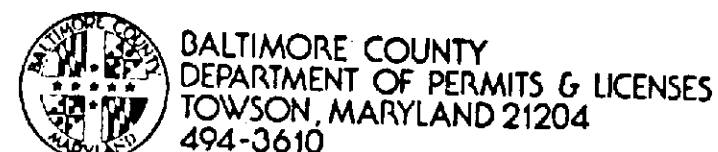
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ☒ 6. Site plans are approved, as drawn.

- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

May 19, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #402 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jeffrey Zuckerberg, et ux  
Location: S/S Hunt Meadow Court, 340 feet E. Hunting Tweed Drive  
District: [blank]

- ☒ A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Codes and Standards.

- ☒ B. A building and other miscellaneous permits shall be required before the start of any construction.

- ☒ C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

- ☒ D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

- ☒ E. All Use Groups except B-1 (Single Family Detached Dwellings) require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

- ☒ F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

- ☒ G. The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.

- ☒ H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use [blank] to Use [blank] or to Mixed Use. See Section 312 of the Building Code.

- ☒ I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

- ☒ K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 123 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]  
By: C. E. Burman, Chief  
Building Plans Review

L/22/86